

Town of Cheswold
1856



State of Delaware
1787

**Town of Cheswold
Monthly Town Council Meeting
Monday - June 7, 2021
6:00 p.m.
CHESWOLD TOWN HALL
691 MAIN STREET
Cheswold, Delaware 19936
COUNCIL MEMBERS ONLY**

**ALL OTHERS:
VIA ZOOM ONLY**

ZOOM ACCESS

Via Computer:

<https://us02web.zoom.us/j/9728359352>

Meeting ID: 972 835 9352

Via Cell Phone:

1-929-205-6099 Meeting ID: 9728359352#

A G E N D A

Meeting Notice Posted: December 30, 2020

Agenda Posted: May 26, 2021

1. Call the meeting to order
2. Pledge of Allegiance
3. Moment of Silence
4. Note: The meeting was properly posted
5. Roll call of the Council Members ensure a quorum
6. Review of Agenda
Motion to accept as presented or as amended

7. Review of Previous Month's Minutes – *Mayor*

Motion to accept as presented or as amended:

Monthly Town Council Meeting – May 3, 2021

8. Treasurer's Report – *Secretary/Treasurer Theon Callender*

a. Requisitions –

<u>Req. #</u>	<u>Dept.</u>	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>	<u>To Be Paid By:</u>
<i>NOTHING TO REPORT</i>					

b. Proposed Purchase/s -

<u>Req. #</u>	<u>Dept.</u>	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>	<u>To Be Paid By:</u>
<i>NOTHING TO REPORT</i>					

c. 2021-2022 Budget Review/Note – *Town Clerk Shadina Jones*

8. Tax Collector's Report – *Town Clerk Shadina Jones*

9. Police Department Report – *Chief Christopher Workman*

a. Monthly Report

10. Public Works Department Report – *Code Enforcement Officer Mike Callender*

- a. Monthly Report
- b. Fire Hydrant Project
- c. Developments Report
 - Stonington
 - Alston's Walk

11. Planning Commission Report – *Land Use Administrator Sam Callender*

- a. 2020 Comprehensive Plan
- b. Revision of Land Use Ordinance
- c. PC Memo 2021-001 Lot Line Application 2021-04-14-099

12. **Ordinances for Review - Town Administrator Sam Callender**

a. **Ordinance 07-20-10-006 Ordinance Establishing Business Licenses**

Purpose: This Ordinance was enacted to establish fees, processes and requirements of obtaining a Business License within the corporate limits of the Town of Cheswold, associated with the building, addition, alteration and/or demolition of any building structure, or goods and services provided. And to additionally establish a fair and equitable method of licensing various business types operating within the Town in any given year.

Revision: Section 7 - General Standards of Conduct. Revised Section 7.1.4; inserted Section 7.1.5 to 7.1.7, to be consistent with other revised Ordinances of this Public Hearing.

b. **Ordinance 07-20-10-007 Ordinance Establishing Building Permits**

Purpose: This Ordinance was enacted to establish the process and requirements of obtaining a building permit and the most appropriate use of wetland associated with the specific details of the forms, fees, fines aligned with the building permit process. The overall Ordinance considers the physical growth, revitalization, preservation and development of the community.

Revision: Section 8 - General Standards of Conduct to be revised to insert Sections 8e -8h, to be consistent with other revised Ordinances of this Public Hearing.

c. **Ordinance 04-08-13-014 Ordinance for Noise Control**

Purpose: This Ordinance was enacted to protect, preserve and promote the health, safety, welfare, peace and quiet for the citizens of the Town of Cheswold through the reduction, control and prevention of noise. The intent of this Ordinance was to establish standards which will eliminate and reduce unnecessary noise which are physically harmful or otherwise detrimental to the enjoyment of life, property and maintenance of business.

Revision: Section 5.2.6 to be revised to add specific guidelines concerning construction notes. Revised Section 5.2.6.c and added Sections 5.2.6.d to Sections 5.2.6.f, to be consistent with other revised Ordinances of this Public Hearing.

Revision Content of Above Ordinances:

1. Construction shall not be permitted to occur before the hour of 7:00 a.m ., and after the hour of 8:00 p.m., prevailing time, which requires outside lighting or which produces noise which would reasonably be expected to disturb any person in the neighborhood.
2. Construction shall not be permitted to occur on a Sunday, except for instances that are proven necessary for the welfare, health and safety of the public or is interior construction. (*See 4 below*)
3. Construction shall not be permitted to occur on a legal holiday, except for instances that are proven necessary for the welfare, health and safety of the public or is interior construction. (*See 4 below*)
4. Interior construction shall be permitted on Sundays, and legal holidays, but it must cease by 7:00 p.m., except for instances that are proven necessary for the welfare, health and safety of the public, in which cases construction may continue until the issue has been deemed habitable.

d. Ordinance 05-04-15-009 Ordinance for Residential Property Registration and Inspection

Purpose: It is the intent of the Town of Cheswold that landlords renting a residential property or properties, within the corporate limits of the Town of Cheswold provide and maintain public health, safety and welfare of renters, insofar as they are affected by the continued habitation of leased properties.

Revision: Remove Section 10 d - " Copy of Criminal Activity Lease Addendum signed by property owner and tenant.", as suggested by the Delaware State Housing Authority to avoid infringement of Federal Fair Housing Law.

e. Ordinance 06-15-20-059 Revision of the Ordinance for the 2020 Comprehensive Plan

Purpose: To meet the requirements of Title 22 §702 of the Delaware Code. The requirements are designed to encourage the most appropriate uses of the physical and fiscal resources of the municipality and the coordination of municipal growth, development and infrastructure investment actions with those of other municipalities, counties and the State through a process of municipal planning.

Revision: The 2020 Comprehensive Plan of the Town of Cheswold will be revised to reflect the legislative changes suggested and required by the Office of State Planning Coordination and documented in Section of Ordinance #06-15-20-059. *(Suggested changes and revisions attached)*

13. Resolution for Approval – *Town Administrator Sam Callender*

- a. Resolution #05-04-21-098 Public Hearing for Five, (5), Ordinances

14. Proclamations – *Town Administrator Sam Callender*

NOTHING TO REPORT

15. Old Business

a. Town Projects:

- New Infrastructure – *Town Administrator Sam Callender*
- Economic Development Plan/Cheswold Business & Merchants Association – *Mayor Santo Faronea*
- Activities Committee – *Councilperson Judith Johnson/Vice Mayor Santo Faronea*
- Park Committee – *Vice Mayor Michael Wysong*
- Fire Prevention Project- *Town Administrator Sam Callender*
- Protest Plan Team – *Chief Chris Workman*
- MPO Participation – *Mayor Santo Faronea*

b. American Rescue Plan - *Town Administrator Sam Callender*

c. COVID-19 Return to Work Guidelines - *Town Administrator Sam Callender*
Chief Chris Workman

16. New Business - Town Administrator Sam Callender

- a. Delmarva Power – Summer Readiness
- b. Gift Contribution to Retiring DLLG Executive Director
- c. Ribbon Cutting – June 18, 2021 Double D Tap Room

17. Executive Session – authorized by §10004 – Section (b)(1) Open Meetings of Title 29 General Regulations for State Agencies – Chapter 100. Freedom of Information Act:
“Discussion of an individual citizen’s qualifications to hold a job or pursue training unless the citizen requests that such a meeting be open.”

18. Return from Executive Session

19. Vote on Employment of Administrative Clerk

20. Community Comments/Concerns –

21. Council Member Comments:

Vice-Mayor Wysong

Secretary/Treasurer Callender

Councilperson Johnson

Councilperson Moxley

Councilperson Amaoko

22. Mayor Faronea’s Comments

23. Motion to Adjourn

29 Del C 10004 Sec. (e) (2)....."The agenda shall be subject to change to include additional items, including executive sessions or the deletion of items, including executive sessions which arise at the time of the public body's meeting".

The Agenda items as listed may not be considered in sequence and/or removed if warranted.